



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**31/9 Easter Road**

EASTER ROAD, EDINBURGH, EH7 5PJ

# Easter Road

EDINBURGH, EH7 5PJ

Whilst Edinburgh City Centre, including Waverly Rail Station, can be easily accessed on foot or by bus from this property, making it an ideal location for anyone working in the City Centre or looking to commute for work, or just to access City Centre shopping, it is situated in the very heart of Leith which many would consider to be one of the city's best served suburban shopping centres.

It is often considered to be an independent community and has a bright lively atmosphere. There are exceptionally wide choices of shopping facilities as well as a number of banks, building societies and a Post Office. There are excellent choices of places to eat and drink and several places of entertainment, the most notable of which being The Edinburgh Playhouse Theatre. A few minutes by bus takes you to Ocean Terminal where further shops, restaurants and cinemas can be found.

The Shore, the area of Leith which is situated on either side of the Water of Leith as it approaches the sea, has become a particularly fashionable place.

From Leith, it is also a relatively simple matter to travel out to many parts of the city and beyond. Ferry Road gives very swift access to the west. Seaford Road leads out to the east. In both these directions, there are ultimately links with the City Bypass.

Not surprisingly, Leith has several surgeries, a choice of dentists, its own primary and secondary schools, the Academy being a community high school with access to adults during the day and evenings.



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An excellent opportunity has arisen to acquire this highly desirable one bedroom second-floor flat, making for an ideal buy-to-let opportunity while being well located within the popular Leith area of Edinburgh. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of an entrance hallway with a cloak cupboard and a bright and spacious lounge with a bay window feature fireplace, an Edinburgh press cupboard as well as a large cupboard which provides optional use as a home office.

The fully fitted, partially tiled kitchen/diner benefits from an integrated four-ring gas hob/oven, a further Edinburgh press and additional built-in storage in the form of a pantry as well as a fully fitted utility room.

The spacious double bedroom has a feature fireplace and the three-piece, partially tiled bathroom has an overhead shower and a chrome heated towel rail.

This property also benefits from secure door entry system, gas central heating, full double glazing, a communal garden to the rear of the property, accessed via the stairway and more than adequate on-street parking to accommodate for residents and visitors alike.





# Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Lounge	4.87m (16') x 3.25m (10'8")
Box Room	2.20m (7'3") x 1.35m (4'5")
Kitchen	4.05m (13'3") x 3.80m (12'6")
Utility	1.39m (4'7") x 1.36m (4'6")
Bedroom	3.85m (12'8") x 3.07m (10'1")
Bathroom	2.80m (9'2") x 1.36m (4'6")

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup>

EPC Rating: C

Extras (Included in the sale): All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.

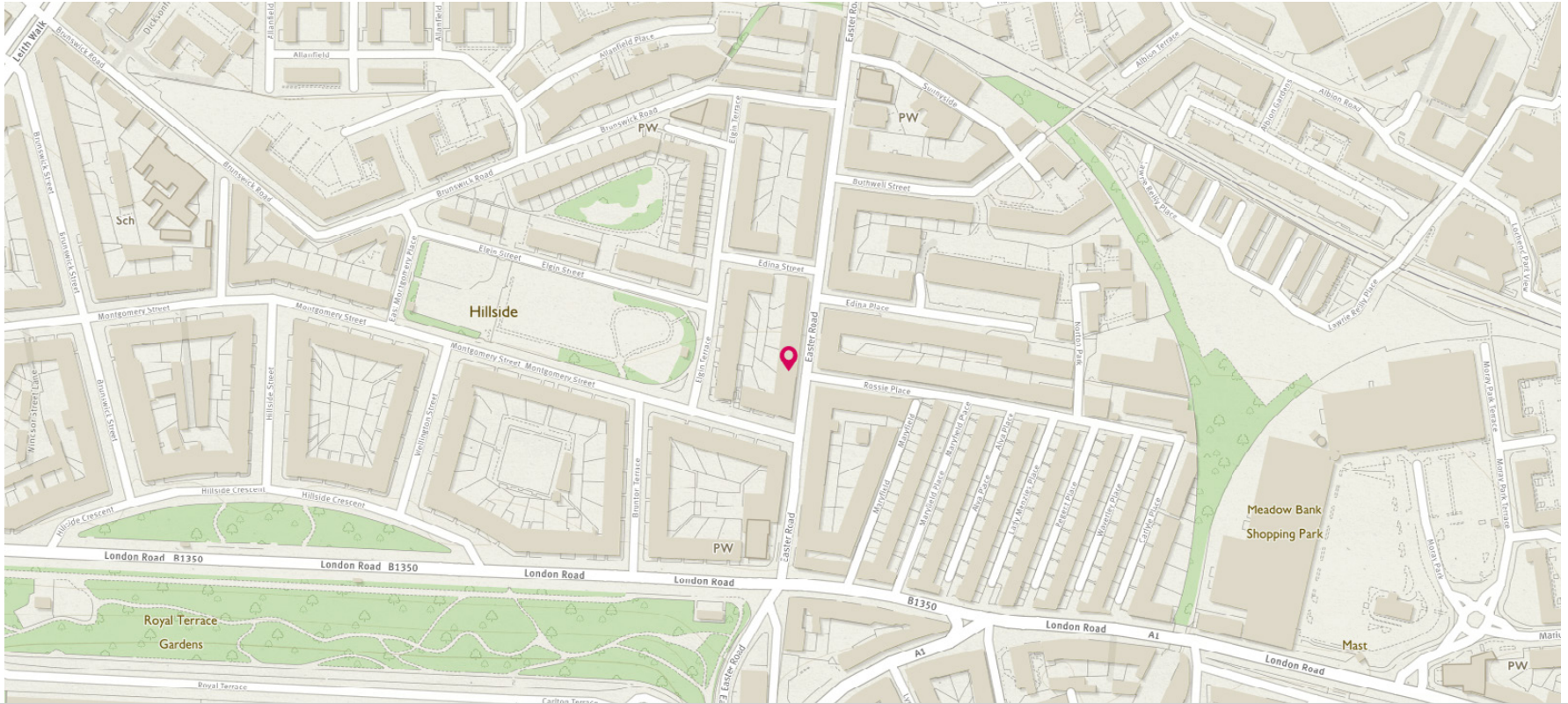


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